

WEST MONTGOMERY COUNTY CITIZENS ASSOCIATION
P.O. Box 59335 • Potomac, Maryland 20854
Founded 1947

February 27, 2023

Montgomery County Council Hearing (Feb. 28, 2023), Item No. 6 Proposed Amendments to the County Water and Sewer Plan, Seven Sewer Category Change Requests:

WSSCCR 22-TRV-01A: National Sikh Heritage Trust

WSSCCR 22-TRV-04A: Jonathan Maizel

WSSCCR 22-TRV-13A: Arthur Eisenhour

WSSCCR 22-TRV-05A: Michael and Denise Sinay

WSSCCR 22-TRV-06A: Nirmala Rao

WSSCCR 22-TRV-09A: William Reinhold

WSSCCR 22-TRV-10A: Max Shevitz

Dear County Council Members:

The West Montgomery County Citizens Association requests that the County Council adopt the recommendations of the County Executive and the Montgomery County Planning Board and its Staff with regard to denial and deferral of each of the requested Sewer Category changes listed above. In each instance the extensive analyses and bases for denial and deferral submitted by the Planning Staff and County Executive staff are spot on. They reflect and ensure the required compliance with the Potomac Subregion Master Plan, the 2018 County Water Supply and Sewerage Systems Plan, the 2022 update to the Water and Sewer Plan currently pending before the Maryland Department of the Environment, and the tiering system established pursuant to the Maryland Smart Growth statutes.

We commend the agency staffs for their excellent analyses and we will not attempt to restate their findings. However, we would like to highlight several facts that stand out. With regard to WSSCCR 22-TRV-01A (National Sikh Heritage Trust), the zoning does not even allow the construction of the up to 4 houses they propose. The lot at 11415 Glen Road and Parcel PO93 are both clearly outside the sewer envelope. Parcel PO93 abuts properties within the sewer envelope at The Estates at Green Briar Preserve. However, this is not a basis for approval because

the Peripheral Sewer Policy specifically excludes parcels such as Parcel PO93 that are “properties adjacent to and in the vicinity of the...lower Greenbriar Branch properties”(Potomac Subregion Master Plan at p.23), and the “Greenbriar Estates neighborhoods” (Appendix C, Section II.M: Potomac Area RE-1 and RE 2 – Zoned Properties of the 2018 County Water and Sewer Plan).

Likewise as the Staff Reports detail, there is no basis for approval under the Peripheral Sewer Policy for those in Glen Hills. In addition and for example, WSCCR 22-TRV-04A (Maizel) and WSCCR 22-TRV-13A (Eisenhour) require very long extensions resulting in abutting mains that would extend sewer to multiple properties in a totally different subdivision. This turns the Peripheral Sewer Policy on its head. It states that to qualify under the Policy the lot must be “within the envelope or along its currently – established edge.” Potomac Subregion Master Plan at p. 23. The sewer envelope and its edge were set forth in Foldout Map D in the Master Plan and it has been implemented consistently since then. A basic tenet of the Policy is that it cannot be used to further extend the envelope based on that one approved lot on the edge that is identified using the Map. Allowing such long extensions providing service under the abutting main contradicts and undermines the basic principle that “[a]ny approvals granted along the currently-established edge should not be cited as justification for expanding the sewer service envelope beyond the limits recommended in this Plan” (Potomac Subregion Master Plan at p. 23).

We are also concerned that, also in violation of the Policy, approval would result in sewer construction in low density, environmentally sensitive areas. This could result in some cases in the destruction of forest stands, wetlands, streams, and even a portion of Watts Branch stream valley park.

Again, we urge that you concur with the recommendations of the County Executive and the Planning Board and adopt the recommended denials and deferrals of the requests. Thank you for your consideration.

Sincerely,

/s/

Susanne Lee

Vice President

West Montgomery County Citizens Association